

042.A

0007

0080.0

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

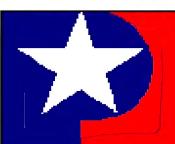
609,500 / 609,500

USE VALUE:

609,500 / 609,500

ASSESSED:

609,500 / 609,500


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
80		ALLEN ST, ARLINGTON

## OWNERSHIP

Owner 1:	Unit #:	80
WOODBERRY SHELLEY BOLMAN &		
WOODBERRY CHRISTINE HAMEL		
Owner 3:		
Street 1: 80 ALLEN ST		
Street 2:		

Twn/City: ARLINGTON

St/Prov:	MA	Cntry	Own Occ:	Y
Postal:	02474		Type:	

## PREVIOUS OWNER

Owner 1: STEINHEIDER JEFFREY L & -	
Owner 2: ELIZABETH K -	
Street 1: 80 ALLEN ST	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	

NARRATIVE DESCRIPTION	
This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1922, having primarily Wood Shingle Exterior and 2475 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.	

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7517																

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	609,500			609,500		250486
							GIS Ref
							GIS Ref
							Insp Date
							06/01/18

PREVIOUS ASSESSMENT								Parcel ID	042.A-0007-0080.0	USER DEFINED	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	
2022	102	FV	609,500	0	.	.	609,500	Year end	12/23/2021		!14790!
2021	102	FV	650,800	0	.	.	650,800	Year End Roll	12/10/2020		
2020	102	FV	640,900	0	.	.	640,900	640,900 Year End Roll	12/18/2019		
2019	102	FV	585,200	0	.	.	585,200	585,200 Year End Roll	1/3/2019		
2018	102	FV	517,500	0	.	.	517,500	517,500 Year End Roll	12/20/2017		
2017	102	FV	471,700	0	.	.	471,700	471,700 Year End Roll	1/3/2017		
2016	102	FV	463,000	0	.	.	463,000	463,000 Year End	1/4/2016		
2015	102	FV	422,200	0	.	.	422,200	422,200 Year End Roll	12/11/2014		

SALES INFORMATION								TAX DISTRICT				PAT ACCT.					
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes							
STEINHEIDER JEF	59857-38		8/28/2012			413,000	No	No									
ELLIS KEVIN J,	41066-234		9/30/2003			401,000	No	No									

BUILDING PERMITS												ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
6/11/2003	444	Manual	10,000	C		G6	GR FY06	re-model 2 kitchen	6/1/2018	Measured	DGM	D Mann					
									10/7/2017	MEAS&NOTICE	HS	Hanne S					
									9/16/2013	Info Fm Plan	BR	B Rossignol					
									5/18/2004	External Ins	BR	B Rossignol					

Sign:  VERIFICATION OF VISIT NOT DATA

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>								
Type: 99 - Condo Conv		Full Bath: 1	Rating: Good	A Bath:	Rating:	3/4 Bath:	Rating:	A 3QBth:	Rating:	1/2 Bath:	Rating:	A HBth:	Rating:	OthrFix:	Rating:					
Sty Ht: 2 - 2 Story																				
(Liv) Units: 1	Total: 1																			
Foundation: 2 - Conc. Block				Frame: 1 - Wood				Prime Wall: 1 - Wood Shingle				Sec Wall: %								
Roof Struct: 2 - Hip				Roof Cover: 1 - Asphalt Shgl				Color: BLUE				View / Desir: S30 - Size 30								
<b>GENERAL INFORMATION</b>																				
Grade: C - Average				Kits: 1 Rating: Very Good				1st Res Grid Desc: Line 1 # Units 1				RESIDENTIAL GRID								
Year Blt: 1922	Eff Yr Blt:	A Kits:	Rating:	Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O				
Alt LUC:	Alt %:	Frl:	Rating:	Other																
Jurisdct: G6	Fact: .	WSFlue:	Rating:	Upper																
Const Mod:				Lvl 2																
Lump Sum Adj:				Lvl 1																
				Lower																
				Totals	RMS: 6	BRs: 2	Baths: 1	HB												
<b>INTERIOR INFORMATION</b>																				
Avg Ht/FL: STD				Location:				Floor: M - Multi-Level				REMODELING				RES BREAKDOWN				
Prim Int Wal 2 - Plaster				Total Units:				% Own: 52.000000000				Exterior:	No Unit	RMS	BRS	FL				
Sec Int Wall: %				Name:								Interior:	1	6	2	2				
Partition: T - Typical				DEPRECIATION								Additions:								
Prim Floors: 3 - Hardwood				Phys Cond: AV - Average 31. %								Kitchen:								
Sec Floors: 4 - Carpet 25 %				Functional: %								Baths:								
Bsmnt Flr: 12 - Concrete				Economic: %								Plumbing:								
Subfloor:				Special: %								Electric:								
Bsmnt Gar:				Override: %								Heating:								
Electric: 3 - Typical				Total: 31 %								General:								
Insulation: 2 - Typical				CALC SUMMARY				COMPARABLE SALES				Totals	1	6	2					
Int vs Ext: S				Basic \$ / SQ: 305.00				Rate				Parcel ID	Typ	Date	Sale Price					
Heat Fuel: 2 - Gas				Size Adj.: 1.07424235																
Heat Type: 1 - Forced H/Air				Const Adj.: 0.69812769																
# Heat Sys: 1		Adj \$ / SQ: 228.737																		
% Heated: 100	% AC: 100	Other Features: 64868																		
Solar HW: NO	Central Vac: NO	Grade Factor: 1.00																		
% Com Wal	% Sprinkled	NBHD Inf: 1.39999998																		
		NBHD Mod:																		
		LUC Factor: 1.00																		
		Adj Total: 883390																		
		Depreciation: 273851																		
		Depreciated Total: 609539																		
<b>MOBILE HOME</b>																				
Make:		Model:		Serial #:		Year:		Color:												
<b>SPEC FEATURES/YARD ITEMS</b>																				
<b>PARCEL ID</b> 042.A-0007-0080.0																				
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value			
More: N	Total Yard Items:				Total Special Features:										Total:					
<b>SKETCH</b>																				
UnSketched SubAreas: GLA: 2475,																				
<b>IMAGE</b>																				
AssessPro Patriot Properties, Inc																				
																				